



Richmond Knob Hill Community Association
Board Meeting – August 10, 2010
Minutes

Attendance: Liz Lunney Doug Roberts, Bonnie Weldon, Allison Jacoby, Ron Neff
Guests: Peter Skolaude, Greg Miller
Regrets: Carole Poirier, Jerome Brenner, Sarah Parry

1. Meeting called to order at 7:00 pm
2. Draft Agenda accepted as circulated by email
3. Deferred approval of Jul13/10 minutes due to lack of quorum
4. Skate Shack proposal -
 - Discussion
 - i. None of the contractors were available to present at meeting. A new contractor, Plan It Builders, was approached for a quote. Plan It Builders constructs garage packages which is an option we might want to consider. They also do more complex renovations. Plan It Builders also does finishing work for ATCO which is another option being considered. Could probably get back a quote within a week.
 - ii. Discussed whether the build could be done in stages as the board has no interest in spending beyond the budget.
 - iii. Received a quote from Rick Balbi for doing the plans. Approx. cost of \$2200 for the plans. Rick Balbi was an architect recommended by Peter.
 - Action steps
 - i. Look at Glamorgan's 'glam shack' for ideas.
 - ii. Do a public meeting in the fall to hear what the builders have to say. Mon. Sept. 13th to be an open meeting. Agenda to be set as skate shack first and then rest of meeting afterwards.
5. Board Reports
 - Treasurer - n/a
 - Secretary – n/a
 - Membership – n/a
 - Facilities – Capital Conservation Grant Application deadline is Oct. 2nd. Greg has volunteered to quarter-back grant application and an updated Life Cycle Plan. May be able to make a case for eaves trough upgrades and repairs to front door sill but more difficult without a pre-existing Life Cycle Plan.
 - Development –

- i. Being inundated with discretionary development permit applications under the community consultation system.
- ii. 3 main community issues that are not receiving support from the city planning dept.
 1. Trees – Removal of mature trees with no proposal for relocation or replacement by builder. The area of RKH that is under going the most development does not have pre-existing boulevard trees. Most trees are on private land and receive no protection/compensation. Development Committee has been attempting to negotiate with developers to either preserve or replace private trees. Many developers are agreeable when encouraged to work with the Community but committee is finding not all planners are encouraging/supporting that dialogue. As a result Committee is often forced to appeal an approval to get the developers attention. This strategy has met with some success but is more confrontational and time consuming than desired.
 2. Lot Grading By-law – Current regulations contemplate suburb development where adjacent lots (re-)graded at the same time. Regulations often do not meet the needs of infill development where grading of the new development may have negative repercussions for the neighbouring property which is not being re-developed at the same time. Older lots typically have a lower grade which can result in drainage towards the neighbouring home (and into their basement). This can be compounded by the increased lot coverage (less permeable surfaces) that typically accompanies newer development.
 3. Overlooking - Raised decks & balconies. The Committee has been requesting modest privacy screens on side decks and balconies where the balcony/deck height is raised.
- iii. An emerging issue we need to be aware of are the proposed contextual rules for semi-detached homes being introduced by the city. If this goes through, as long as builders 'comply' with the permitted use rules, they don't have to submit their plans to the community for review. Recent experience is suggesting to the committee that a community review can be helpful in negotiating preservation/replacement of trees and in identifying potential concerns with proposed development plans. Examples have included differences of fact over grade measurements, potential drainage concerns, window placement, ownership of fences and full disclosure of pre-existing trees.

Changes were made in the past year to accommodate single detached permitted use developments without prior community consultation. These changes did not have a big impact in our community as the majority of the

builds are semi-detached. The proposed changes were a concern for South Calgary/Altadore and Inglewood at the time.

There are two public meetings being planned (both in our hall) for discussion of contextual rules for semi-detached homes. Some concern that August not good timing for community consultation given vacation schedules.

1. Aug.17 - is the 1st public consultation meeting with the city
 2. Aug. 24 the city plans to come out with their rules.
- iv. There was some discussion as to whether the city was working on a 'Good Neighbour Policy'. Ron said something has been created on paper, but there is currently no proposed mechanism for enforcement. If policy could be developed in this area that had some teeth it might help to address some of the issues we are having with things like poor up keep on vacant development lots (eg. weed control & snow removal), presumptuous removal/destruction of neighbour's fences during construction, etc. This is not an issue with all developers but can be a real challenge with some.

Ron reminded everyone about SCAN (Safer Communities and Neighbourhoods). Use SCAN to report delinquent properties where unlawful activities may also be suspected. Can report to SCAN (1-866-960-7226) in addition to the Calgary Police Service.

6. Liz Lunney circulated a board report for review and discussion.
- Casino dates – We have received our 2011 dates (chosen by lottery). Unfortunately we have been assigned the family day weekend so mark your calendars.
 - Lease renewal - The City has advised that our lease is up for renewal Dec. 31, 2011.
 - Habitation markers – Received grant from Calgary Foundation via Friends of the Federation of Calgary Communities. Calgary Real Estate Bulletin to be doing an article.
 - Lincoln Park – Have a Paint the Pavement event scheduled in Aug. RKHCA Traffic Committee thinking about hosting a similar event to highlight play ground zone at 20th St & 26th Ave. Speed an ongoing concern.
 - Graffiti in community – Invited to participate in SCCA Community Cleanup on Sept.18
 - Police watch, District 2 – Cnst Melissa Wheatley our new contact.
 - Discussed idea of a toy sale in November – WIN (Women in Need society) available to collect leftover toys and clothing donations. To consult with Carole on possible interest.
 - Plant Sale – Use proceeds to fund raised planters next to building for Play Group. Might also dissuade graffiti.
7. Other
- Richmond School – does anyone know if they have a new plan going forward for engaging new kids in the community to attend the school. What is their

curriculum strategy? Liz to arrange a meeting with Principal and Allison to contact School Trustee for our district.

- Rental agreements – need to ensure that our rental agreement for the hall allows the police to enter the building. There are some very strict rules about when police can enter a building; Police are not allowed to enter for just random looking. Waiting for suggested wording but agreeable to making requested change to our form of agreement.

8. Meeting Adjourned at 9:00 pm